

Holland Township Planning Board

Minutes of the Regular Meeting

July 8, 2013

The meeting was called to order by Chairman Rader:

“I call to order the July 8, 2013 Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary in December 20, 2012 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 20, 2012 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.”

Flag Salute

Chairman Rader asked all to stand for the Pledge of Allegiance

Identification of those at the podium

Present: Dan Bush, Dave Grossmueller, Michael Keady, Carl Molter, Dan Rader, Laura Souders, Duane Young, William Gianos, covering attorney, Richard Roseberry, P.E., Engineer, Court Reporter Susan Berber for Lucille Grozinski, CSR, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Susan Grimshaw, Michael Miller, Thomas Scheibener, Melissa Tigar, and Don Morrow, Esq.

Let the record show there is a quorum.

Minutes

A motion was made by Mike Keady and seconded by Laura Souders, to dispense with the reading of the May 13, 2013 minutes and approve them as distributed. All present were in favor, with the exception of Dan Bush who abstained. Motion approved.

Appointments

There were no new appointments.

Old Business:

There was no Old Business.

New Business:

Block 6 Lot 1.02 & 1.03 – 914 Milford Warren Glen Road – Diocese of Metuchen/Bethany Ridge – Holland Township Capital Project – NJSA 40:55D-31 – Summary: property acquisition by township needs to be reviewed by Planning Board for consistency with Master Plan. A resolution has been prepared and the board members are reviewing it. Board Member Laura Souders asked for discussion. Ms. Souders questions included: if everyone voted yes that the project is consistent with the Master Plan then where does this us? , Can the township go forward with the purchase of the land without the approval of the board? and Where is the money to come from? Attorney Gianos reminded the board that the Planning Board is reviewing the purchase of the mentioned land in for consistency with the Master Plan. Mayor Bush explained that ordinance back to the 80’s were cancelled and consolidated into one ordinance for about 1.3 million (for the land purchase and soft costs) of which the property is being purchased for 1.2 million. The Mayor furthered stated that the township is applying for grants (The county for up to one million, land trust for \$200,000.00 and the Victoria Foundation for about \$100,000.00) and that if anyone has a budget question they can reach out to the Township CFO. There was more discussion of the ingress/egress of the property. Mayor Bush explained that the property will continued to be farmed for the next few years and then maybe the township will look into potential uses of the land. In discussion of the proposed resolution, a few typos were discovered and the section referencing the Highlands needs to state the planning area and that the Block and Lot should be sited as well. A motion was made by Mike Keady and seconded by Dave Grossmueller to accept the resolution proposed with the additional mentioned corrections. At a roll call vote, all present were in favor of the proposed resolution with the exception of Laura Souders who voted NO and Dan Bush who abstained. Motion carried.

Completeness Review:

Block 17 Lot 37.01 – 401 Milford Warren Glen Road – Borough of Milford (Mount Pleasant Road Booster Pump and Standpipe Improvement Project) – Minor Site Plan – received into the office June 17, 2013. 45-day completeness deadline August 1, 2013. If this application is deemed complete at the July 8, 2013 meeting then a Public Hearing could take place at the discretion of the Planning Board. Todd Bolig, The Attorney for Milford Borough and Robert Martucci, The Engineer for Milford Borough and Mayor George Sniffin were present. Attorney Bolig described the property and explained the need for an upgrade to the water tower and the booster pumps. The project needs to be completed by August 24, 2014. There is a tight time line in meeting the deadline. This is a minor site plan and a conditional use. The review letter of board engineer Roseberry was discussed. In discussion with the request to waive the application fee the planning board can waive this checklist requirement for completeness however the township committee will have to make the ultimate decision. Attorney Bolig is going to give secretary Kozak the checks and a letter will be sent to the township committee asking for a waiver for the escrow. Discussion of checklist item 49 regarding parking took place. For checklist items F53 and F59 they can be waived for completeness and discussed at the public hearing. A motion was made by Dan Bush and seconded by Mike Keady to deem the application complete including the waivers and to conduct a public hearing. At a roll call vote, all present were in favor of the motion. Motion carried. The board also instructed Secretary Kozak to send a letter to the township committee regarding the applicant’s request to waive the application fee.

Resolution

There were no resolutions to discuss at this time.

Public Hearings

Block 17 Lot 37.01 – 401 Milford Warren Glen Road – Borough of Milford (Mount Pleasant Road Booster Pump and Standpipe Improvement Project) – Minor Site Plan – received into the office June 17, 2013. 45-day completeness deadline August 1, 2013. Planning Board completeness determination July 8, 2013 (see above).

Exhibits 1 – A1 – Attorney Gianos reviewed the Proofs and all are acceptable.

Susan Berber swore in Robert Martucci of Van Cleef Engineering. Mr. Martucci explained that the DEP sited them for a pressure issue in servicing Holland Township. It floats by gravity to the customers and there is pressure problem. The DEP cited that the Milford Pump is operating 16 PSI (pounds per square inch) and the minimum acceptable a PSI should be 20. A small booster pump would be added to the existing pump. The DEP agreed with Milford and has given them 2 years to perform the upgrade. The water sandpipe started to leak and then repairs to the tank were needed. Milford hired tank consultants to check the tank for safety, structural issues and it was determined that the metal of the tank has pitted and it's penetrating the outer skin. It has been determined that it is better to replace the sandpipe than to repair it. The existing pipe is located near the church. The small shed is 8 x 13 and houses the pressure transducers monitoring the tank. There is a whip antennae on the shed and is owned by Bucks County EMS. Milford is working with Bucks County EMS to see about relocating it or if not in use then dismantling. The gravel driveway is shared between the site and the church. The site is fenced in. There are some trees there. Some of the foundations have been located. There are encroachments on a neighboring property and that is being dealt with. Attorney Bolig said that the height of the tower 41.96 feet and 19' in diameter. It sits on a concrete pad and there is an underground feed to the tower. The overhead lines connecting the shed are for some power supply. There is a fire hydrant that is used for maintenance and is a bypass if the tower goes out of service. One hydrant to another can be the jump. Attorney Bolig said the tank holds 80,000 gallons of water and the new tank will hold 90,000 gallons of water.

Attorney Bolig stated that the tower is close to the westerly portion of the property line and the proposed tower will be moved more towards the center of the property. The new tower will be erected while the old tower is still in operation so that there will be no lapse in coverage. Once the new tower is running properly then the old tower will be dismantled. The grade will be lower and you will not notice the slight increase in the height of the tower. There are 26 Holland Residents out of the 188 customers using the water tower. The time frame to dismantle the tower is approximately one month and Milford is trying to look for a salvage price.

The new tower is to be slightly further back and towards the center of the lot. The booster pumps are to be in a 22' 8" x 14' one story masonry pump house. Milford will pick the color of the pump house with the intention of having it blend in the area. The gravel driveway will be removed and a new 11' driveway to be installed toward the center of the lot. The equipment is what is housed in the proposed pump house and access is restricted (maybe a fuel delivery for the generator). There will be a 12' x 15' turnaround for the trucks to go in for misc. maintenance. An emergency generator will be installed. The electrical plan is not yet finalized. There will be a diesel tank for the generator. The existing hydrant will be utilized. The neighbor is granting an easement. There will be a 6' chain link fence around the equipment. What is not stone, building, or sandpipe is to be seeded and mulched.

Discussion of Maser Consulting letter dated by July 3, 2013 as prepared by Richard Roseberry was discussed.

F-49 – testimony to parking. Rob Martucci simply stated that it is not needed. A computerized system is in place. A person will be needed on occasion to visit the site but it's more of a turnaround. The fuel truck will come in for a delivery and leave. There are no daily operations needed. Per the ordinance, two spots are required. This can be added but no stripping is needed. An easement discussion then took place. The northwest corner neighbor is working with them

Discussion of the sandpipe discharge. The feed is from Mount Pleasant Road. The water comes in and if people use the water then the water is dispersed. There is an inlet and outlet pipe. There is no way to make the tower drain so the floor is checked. The drain will be to the north further on grade to the back of the lot and this should not impact anyone adjacent to the property. The drain is for a cleaning issue. The property to the north is in back and the water would dissipate out on grade. Mr. Martucci said that he can run rip rap along the apron to protect but this is technically something the engineers can work out together. The linear distance to the tank is 80'9" from the northern point of the property line. The electric lines are under ground. The control compartment is not designated yet but it should be under ground and will be discussed with the engineers.

The existing antenna is to be housed inside the shed if needed.

There are no signs proposed other than DEP required signs. There might be a need to have a Hazardous Material sign as that is a DCA requirement of the Fire Marshall.

Landscaping discussion. By ordinance landscaping is required however the board can make the decision on how to handle this. Mr. Martucci stated that the DEP requires for safety that the site be visible. If the front is open then that takes away the potential safety concern of people hiding in the bushes. It's more of a homeland security concern. The current site is void of shrubbery and there have been basically little safety concerns. Pictures were submitted for review.

Exhibit A-3 the site plan proposed with a date of June 10, 2013

Pictures that were submitted with the application were put in as exhibits:

A-4 Photo 1

A-5 Photo 3

A-6 Photo showing proposed tank

Discussion of the proposed tank took place. Discussion about the proposed shed took place. The shed will have double doors with windows. It should have some fans. It will sit on a foundation. The roof should be asphalt shingles with a ridge vent, leaders and gutters.

Hunterdon County Planning Board approval is required and Mr. Martucci has submitted the application to them. Milford has applied to the DEP for an operation permit. Milford is also applying to the State Ag for a grant for this project. The costs for this project are high and that is why Milford is trying to keep the costs as low as possible. The budget is tight.

Board questions:

Lights? – Mr. Martucci said that a single bulb will be on the building. There are no lights needed for parking. More discussion took place about the surrounding area to be grass. More buffering conversations took place including adding maple trees. The ordinance asks for evergreen trees. Low lying shrubs could be acceptable with safety concerns but then it also triggers additional maintenance and potential interference in the line of sight. There have been no complaints about the shrubbery. The question of weed whacking was asked and Mr. Sniffen stated that it is taken care of.

Public Comments:

Clayton Staims was sworn in by Susan Berber. He owns the property to the east and north and the right of way in the back. He has owned the property since 1961. He is ok with everything proposed. He has mowed the grass for approximately the last 45 years and plans on continuing as it is no bother to him and he is helping the town. His major question was in the address of the property as he felt that was an error. The project sounds good. Water from the bottom of the tower has to be pumped out and that water currently goes into the woods on his property. This situation has never bothered him nor has there ever been a problem. Mr. Staims stated that there has been a good relationship with himself and Milford.

No other members of the public were present.

Chairman Rader asked for a motion to approve this application with conditions. Attorney Gianos stated that the applicant has given testimony as to why no screen is needed and the neighbor did not complain. The waivers for completeness are ok with the exception of the fee request as that is a township committee request. A motion was made by Dan Bush and seconded by Mike Keady to approve grant the requested minor site plan and conditional use with conditions and waivers for checklist items F 49, 53 and 59. At a roll call vote, all present were in favor. Motion carried.

Regarding the fee request. After much discussion a motion was made by Dave Grossmueller and seconded by Carl Molter to have Secretary Kozak send a letter to the Township Committee requesting that the township committee consider waiving the application fee of this project as it supports the partnership of the townships and some of the Holland Township residents benefit from the proposed upgrade. All present were in favor. Motion carried.

Sub-Committee Status and Updates:

Mr. Keady stated the Highlands Environmental Resource Inventory has been forwarded to the Planning Board. It is strongly recommended that one public hearing take place. The Planning Board sub-committee has the revised Highlands Council Master Plan element worked by Planner Michael Mueller. Once the sub-committee has reviewed the document then it will be forwarded to the Highlands Council for review and the Planning Board members. The goal is to have the public hearing in September for both documents. The Land Use Ordinances will start at the Township Committee level and then come to the Planning Board for review and endorsement.

Public Comment

Gerald Bowers – mentioned that if Mike Mueller attends the public hearing then the cost is covered by the Highlands Council Grant. There are specific tasks and we get reimbursed as approved.

Miscellaneous

There was nothing to discuss at this time.

Executive Session

The board did not need to enter into executive session.

Adjournment

Laura Souders made a motion to adjourn. Motion approved. The meeting ended at 8:45 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

Maria Elena Jennette Kozak
Secretary